

**TALBOT COUNTY HISTORIC PRESERVATION COMMISSION MONTHLY
MEETING
October 5th 2015**

I. ROLL CALL

The regular monthly meeting of the Talbot County Historic Preservation Commission was called to order at 3:00 PM on Monday, October 5th, 2015. Those members in attendance were Mr. Ward Bucher, Chair; Mrs. Marsha Kacher, Ms. Cynthia Schmidt, Mr. Robert Amdur, Dr. Dorothy Fenwick, Mr. Ronald Mitchell, and Mr. Robert Mueller. Representing the County was Mr. Jeremy Rothwell. Also present was Mr. Bury Parker, Mr. Richard, Mr. Bill Gordon, and Mrs. Elizabeth Beckley. Mr. Phillip Logan was present via conference call.

II. CURRENT BUSINESS

- A. REVIEW MINUTES OF THE September 14th, 2015 MEETING - The minutes of the meeting on September 14th were reviewed. Ms. Marsha Kacher recommended that the minutes be approved as amended to account for two minor typographical errors. The motion was seconded by Dr. Dorothy Fenwick and unanimously approved by the TCHPC.
- B. UPDATE ON THE MILLER'S HOUSE HISTORIC OVERLAY DISTRICT – Mr. Jeremy Rothwell explained that he and Mr. Ward Bucher gave a presentation to the County Council on September 8th at their introduction of Bill No. 1320 to designate the Miller's House as a Historic Overlay District. Mr. Rothwell noted that the actual public hearing will take place on Tuesday, October 13th in the Bradley Meeting Room. Mr. Jeremy Rothwell will send out a reminder to the HPC members the week prior to the hearing. Ms. Marsha Kacher makes a motion for Mr. Ward Bucher to speak on behalf of the TCHPC at the legislative public hearing before the County Council on October 13th. The motion was seconded by Dr. Dorothy Fenwick and carried unanimously by the TCHPC.
- C. MHT CULTURAL RESOURCES HAZARD MITIGATION GRANT – Mr. Jeremy Rothwell explained that he completed the grant application, and submitted it on schedule by Wednesday, September 30th. He noted that he emailed the completed grant application to TCHPC members for their review after the September 30th submission date.
- D. BILL 1305 PRD LEGISLATION UPDATE - Mr. Jeremy Rothwell gave a brief update on the legislation, explaining that the bill was redrafted by staff from the Office of Law and the Department of Planning and Zoning as the "Sustainable Tourism and Redevelopment Ordinance" (STAR). The legislation was unveiled at a County Council work session on Tuesday, September 22nd, and will go back before the Planning Commission for their recommendation on Wednesday, October.

- E. WYE HOUSE FARM (T-54) TENANT HOUSE ADDITION – Mr. Bury Parker and Mr. Phillip Logan (who joined via conference call) gave a brief overview of the revised proposal for the Wye River House. Mr. Logan explained that the one-story covered porch on the south face of the dwelling was re-added in response to comments and feedback from the September HPC meeting. In addition, the applicants have requested the ability to retain the wraparound porch that connects the covered porch with the screen porch on the east face and the entrance on the west face.

Mr. Ward Bucher questioned whether the fenestration on the waterside (east) face of the dwelling will be changed. Mr. Phillip Logan explained that he is proposing to add a double door (where a wall and single window currently exist) to provide access to the proposed screened outdoor dining porch. In addition, Mr. Logan noted that he replaced the proposed double French door on the south face of the dwelling with a single door with sidelights as requested. However, he noted that he still needs to include thicker mullions on the second story double windows on the south face as requested by Mr. Ward Bucher.

Mr. Ronald Mitchell questioned as to whether the terrace was a historic feature of the house. Mr. Phillip Logan explained that while the house originally had a fenced yard on the waterside (east) face, the brick patio/terrace was added as part of the renovations completed in the early 1990's.

Mr. Jeremy Rothwell reminded the TCHPC that the applicants are before the Commission to preliminary gain buy-in of the proposed additions and alterations before seeking an administrative variance from the Planning Commission and a variance from the Board of Appeals. The applicant will not seek formal approval from the TCHPC until they obtain both variances, and apply for a building permit.

Mr. Ward Bucher stated that the revised proposed floor plan and improvements represent a better overall design. Mr. Robert Mueller stated that in his opinion all of the proposed additions and alterations are appropriate and keeping with the historical integrity of the property. Mr. Ronald Mitchell makes a motion that the proposed improvements as drawn and presented (except for the thickened mullions which have not yet been added) are in keeping with the historic character of the structure and the district as a whole, and that the TCHPC gives a preliminary informal approval for said improvements. The motion is seconded by Dr. Dorothy Fenwick, and carried unanimously by the TCHPC.

- F. UPDATE ON THE SURVEY OF EASTERN VILLAGES – Mrs. Elizabeth Beckley gave a brief presentation and update concerning the survey and documentation work that she has completed thus far. She thanked the TCHPC for awarding her the contract. She noted that she has so far completed the documentation of assigned structures in both Bruceville and Skipton, and is in the process of completing the documentation of structures in Cordova. She explained that she will be sending the standard MIHP forms to MHT as required by the grant contract. Mrs. Beckley further explained that she intends to do a formal presentation at the December TCHPC meeting. Mr. Ward Bucher questioned Mrs. Beckley as to what structures, documented thus far, she found most interesting and noteworthy. Mrs. Elizabeth Beckley stated that the former Bruceville School and the Faith Chapel Methodist Church in Bruceville have been the most interesting and rewarding to document thus far. She also noted that none

of the structure so far documented would likely be eligible for a National Register nomination. Ms. Cindy Schmidt noted that the Board of Education kept very detailed records of all school construction and maintenance, and recommended that Mrs. Beckley look into these records. Mr. Jeremy Rothwell noted that the former Bruceville School building is nearly identical to the former 2-room schoolhouse in Church Hill (Queen Annes' County) that was recently demolished. Ms. Cindy Schmidt concurred and noted that the state used only a few different floor plans for schools in this time period.

Mr. Ronald Mitchell recommended that Mrs. Beckley conduct some sort of public presentation (perhaps at one of the schools) so as to highlight the benefit of using tax dollars for the documentation of these historic structures.

III. NEW BUSINESS

- A. HPC MEETING DATE DISCUSSION – Ms. Marsha Kacher gave a brief recap as to what was discussed (and voted on) at the September HPC meeting. She explained that Mr. Ward Bucher often has scheduling conflicts with the existing HPC meeting time on the first Monday at 3 pm. Ms. Kacher continued stating that the HPC voted to move the monthly meeting date to the first Tuesday of the month at 3 pm, which passed by a vote of 4-1. However, Mr. Ronald Mitchell made known that due to time conflicts with running his business that he would not be able to attend meetings on Tuesday, and gave his resignation. Recapping, Ms. Kacher further explained that the TCHPC voted afterwards to rescind its vote to move the meeting time/date until all commission members would be able to vote and make known their preferences.

Mr. Ronald Mitchell expressed concern that Monday is the only day of the week that he is available, but also recognized that this date and time is not conducive to the chair, Mr. Ward Bucher. Mr. Ward Bucher noted that the first Monday meeting time often conflicts with meetings of Historic Easton, Inc. and with other clients, and preferred to have the date and/or time moved. Ms. Cindy Schmidt made a motion moving the meeting date/time for the TCHPC to the second Monday of the month at 4:00 pm. A discussion ensued among commission members. The motion was seconded by Ms. Marsha Kacher and carried unanimously by the TCHPC. Mr. Jeremy Rothwell explained that he would advertize in the Star Democrat and on the County's website the new meeting date and times.

- B. MONTHLY SITE VISIT BY TCHPC – As requested by Ms. Dorothy Fenwick, staff since the September HPC meeting explored whether a full quorum of the TCHPC can legally conduct a site visit as a full group. Mr. Jeremy Rothwell explained that he spoke with the Assistant County Attorney back in September, who told him that as a quasi-judicial decision-making body, the TCHPC would not be permitted to conduct site visits as a full group unless the TCHPC were to formally advertise for every site visit. Mr. Ward Bucher states that this is unfortunate given that doing the site visits as a group allows new member especially to be able to understand the process of formally inspecting a property. A discussion ensued among Commission members as to how to rectify this issue. Mr. Ward Bucher commented that unfortunately we will have to abide by this rule and suggested that the Commission work out a solution.
- C. WYE HOUSE FARM (T-54) MONTHLY SITE VISIT – Mr. Robert Amdur noted that the Wye House is next on our list to be inspected for their biannual site visit. Mr. Jeremy

Rothwell noted that he would send around the previous site visit inspection report. Mr. Robert Amdur explained that the site visit has been tentatively scheduled for October 19th, but would confirm with Mr. Ward Bucher so that he would be able to attend.

- D. WEBLEY (T-214) – Mr. Robert Amdur explained that a small contingent of HPC members conducted a site visit to Webley back in September and that Ms. Marsha Kacher has been drafting up a site inspection report. Mr. Amdur noted that the site visit confirmed that no alterations or additions have been done since the last site visit, except that the exterior was repainted.
- E. ROUTE 404 DUALIZATION SECTION 106 REVIEW – Mr. Jeremy Rothwell explained that he has received preliminary findings from the State Highway Administration regarding what historic resources/structures will likely be affected by the dualization of Route 404 from two lanes to four lanes. He stated that the preliminary report indicated that very few historic resources would be affected in Talbot as opposed to in Queen Anne's or Caroline Counties. Ms. Cindy Schmidt concurred, stating that the addition of two more lanes would only cut off small portions of larger farm parcels which may have historic structure(s). Mr. Rothwell noted that he will continue to relay and pass on emails that he receives from MHT and SHA to Commission members as they come in.

NEXT MEETING: The next meeting will tentatively will held on Monday, November 9th at 4:00 pm in Conference Room #1.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 4:20 pm.